

Sec. 19-575. All outside storage areas shall be screened, in accordance with article I, division 4, of the Development Standards manual: (i) from view of any adjacent properties on which such uses are not permitted; (ii) from property in an A district that is designated on the comprehensive plan for R, R-TH, R-MF, A, O or I-1 districts; and (iii) from public rights-of-way. The view of outside storage areas shall be minimized from limited access roads. View may be minimized through site and architectural design, topography, landscaping, setbacks or other features. In I-2 and I-3 districts, outside storage areas need not be screened from view of any I-2 or I-3 district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements. Outside storage shall include, but not be limited to, parking of all company-owned and -operated vehicles, with the exception of passenger vehicles and trucks designed such that the cargo area may be accessed from the driver's seat without exiting the vehicle.

INTENT:

- To protect the quality of views from public rights-of-way and properties that do not allow outside storage.

- Adjacent properties with small areas of screened outside storage (as allowed in C-3 and C-5 districts under accessory uses) are generally not included as adjacent properties with outside storage. However, consideration will be given on a per site basis for reduced screening from these smaller outside storage areas.
- Outside storage areas shall be completely screened with berms, buildings, and/or durable architectural walls to match the building. (See page 9-a)
- Views of outside storage areas from limited access highways need not be fully screened, but shall be minimized through the use of topography, site and building design, landscaping, setbacks, etc.. (See page 9-b)
- Outside storage areas need not be screened from I-2 and I-3 districts or from a public right-of-way in an I-2 or I-3 district that does not accommodate or is not intended to accommodate through traffic. (See page 9-b)



This 8 ft. tall metal panel wall behind a Lowe's store screens an outdoor materials staging area from an adjacent apartment complex.

Shown below are examples when to apply screening requirements for outside storage areas in I-2 and I-3 zoning districts.

